

186 PETITION FOR ZONING VARIANCE 85-248-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 233.1 and 303.2 to permit a front building line depth (southerly side of property) of five (5) feet in lieu of required 50 feet or average front yard depth of 65 feet, to maintain an office trailer.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Front portion of property is used for display for sale of formerly owned automobiles in conjunction with new automobile sales. Require sales office location in the area of automobile display to properly service public and have offices accessible to the sales area. Present conditions are very cumbersome and inconvenient to public and Petitioner.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
AARON MARGOLIS
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Steven Russel
6700 Baltimore National Pike
Baltimore, MD 21228
788-8400
Address Phone No.
Attorney's Telephone No.: 727-0117

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1985, at 10:15 o'clock.

Carl J. J...
Zoning Commissioner of Baltimore County.

(over)

Douglas L. Kennedy, P.E.
John M. Coraquis, L.S.
William K. Woody, L.S.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
760 Fairmount Avenue
Towson, Maryland 21204

December 19, 1984

Description for Variance, part of the Toyota West, Inc. property, No. 6700 Baltimore National Pike, 1st Election District, Baltimore County, Maryland.

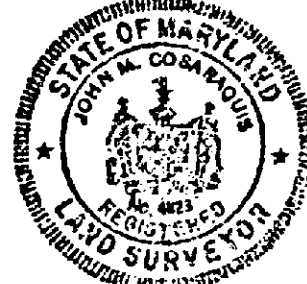
Beginning for the same at a point on the northeasterly right of way line of the Baltimore National Pike, U.S. Route 40, 150 feet wide, at the distance of 5,154 feet, more or less, from the corner formed by the intersection of the northeast corner of Baltimore National Pike, U.S. Route 40 and Rolling Road and running thence and binding on the northeasterly right of way line of the Baltimore National Pike, as shown on the State Roads Commission of Maryland Plat No. 2333, the two following courses and distances, by a curve to the right with a radius of 7,564.44 feet for a distance of 394.53 feet (the chord of said arc being North 49° 41' 43" West 394.49 feet and North 48° 12' 04" West 196.66 feet, thence leaving the Baltimore National Pike, North 19° 16' 20" East 424.25 feet to the center of Powers Lane, 24 feet wide, running thence and binding on the center of Powers Lane, the two following courses and distances, South 38° 30' 50" East 258.48 feet and South 61° 22' 30" East 329.52 feet, thence leaving Powers Lane South 18° 30' 20" West 449.87 feet to the place of beginning.

Containing 5.11 acres of land more or less.

Subject to a 10 foot Utility Easement, the center line of the 10 foot

Utility Easement being the last line of this description.

(Dwg. RW 66-179-3)



RE: PETITION FOR VARIANCE : BEFORE THE
NE/S Baltimore National Pike, : DEPUTY ZONING COMMISSIONER
5,154' W of Rolling Road : OF
(6700 Baltimore National Pike) :
1st Election District : BALTIMORE COUNTY
Russel Motor Cars, Inc.-Petitioner :
No. 85-248-A (Item No. 184) :

The Petitioner herein requests a variance to permit a front building line depth (southerly side of property) of 5 feet in lieu of the required 50 feet or an average front yard depth of 65 feet in order to place/maintain a 12' X 56' modular building to be utilized as a sales office for used cars.

Testimony on behalf of the Petitioner indicates that the office will be located 43 feet from the paved portion of Route 40 and approximately 25 feet above the level of the road. It is standard in the industry to separate the business offices for new and used car sales and to locate the one for used car sales in the immediate area of the used car display. Other locations on site were explored and found unsatisfactory for business reasons and/or traffic flow. The building will be wood-sided, similar to one shown in Petitioner's Exhibit 3, and will appear permanent although it is a movable structure.

There were no Protestants.

After due consideration of the testimony and evidence presented, in opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and therefore, the variance should be granted.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Baltimore National : OF BALTIMORE COUNTY
Pike, 5,154' W of Rolling :
Rd. (6700 Baltimore National :
Pike), 1st District :
RUSSEL MOTOR CARS, INC., : Case No. 85-248-A
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 15th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Aaron Margolis, Esquire, 505 Blaustein Bldg., One S. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of April, 1985, that the herein Petition for Variance to permit a front building line depth (southerly side of property) of 5 feet in lieu of the required average front yard depth of 65 feet in order to place/maintain a 12' X 56' modular building to be utilized as a sales office for used cars, in accordance with the plan prepared by KCW Consultants, dated January 14, 1982 and included in the file, is GRANTED, from and after the date of this Order, subject to the following:

1. A minimum of two major deciduous trees and shrubbery shall be planted in the vicinity of the sales office in accordance with plans approved by the Division of Current Planning and Development.
2. At any such time as the building is not utilized as a used car sales office in conjunction with a new car sales operation on the same site, the building shall be removed.

John M. J...
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE *April 2, 1985*
BY *John M. J...*

PETITION FOR VARIANCE

1st Election District

LOCATION: Northeast side Baltimore National Pike, 5,154 ft. West of Rolling Road (6700 Baltimore National Pike)

DATE AND TIME: Tuesday, March 5, 1985 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front building line depth (southerly side of property) of 5 ft. in lieu of required 50 ft. or average front yard depth of 65 ft. to maintain an office trailer

Being the property of Russel Motor Cars, Inc. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 28, 1985

Mr. F. Steven Russel
6700 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Variance
NE/S Baltimore National Pike, 5,154' W of
Rolling Rd. (6700 Baltimore National Pike)
Russel Motor Cars, Inc. - Petitioner
Case No. 85-248-A

Dear Mr. Russel:

This is to advise you that \$43.15 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005311
DATE *March 5, 1985* ACCOUNT *85-248-A*
AMOUNT *\$43.15*
RECEIVED FROM *Russel Motor Cars, Inc.*
FOR *Advertising & Posting Case #85-248-A*
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 14, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 14, 1985.

THE JEFFERSONIAN,

B. Ventrola
Publisher

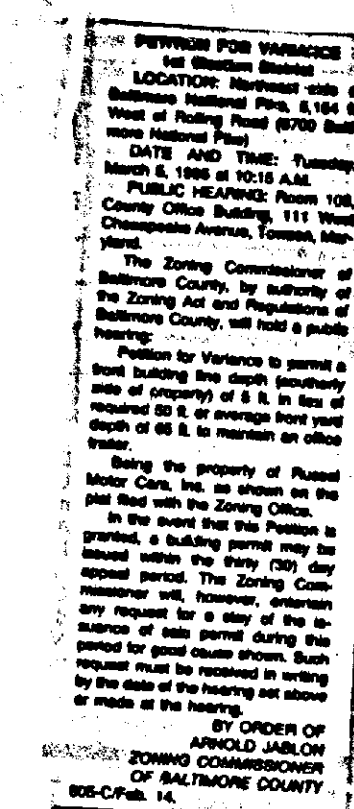
Cost of Advertising

\$20.00

AUG 28 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

February 14 19 85

THIS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for _____ successive weeks before
the _____ day of _____ 19____, that is to say,
the same was inserted in the issues of

February 14, 1985

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-248-A

Date of Posting 2-17-85

District *1st*
Posted for: *Variance*
Petitioner: *Russell Motor Cars, Inc.*
Location of property: *N.E. S. Baltimore National Pike, 5.154' W of Rolling Road*
Location of Sign: *N.E. S. Baltimore National Pike, approx 5.200' West of Rolling Road on front of subject site*
Remarks:
Posted by: *[Signature]* Date of return: *2-22-85*
Number of Signs: *1*

85-248-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
30th day of January, 1985

[Signature]
ARNOLD JABLON
Zoning Commissioner
Petitioner: *Russell Motor Cars, Inc.* Received by: *[Signature]*
Petitioner's Attorney: *Aaron Margolis, Esquire* Chairman, Zoning Plans Advisory Committee

February 3, 1985

Aaron Margolis, Esquire
505 Blaustein Building
One South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Variance
N/S Baltimore National Pike, 5.154' W of Rolling
Road (6700 Baltimore National Pike)
Russell Motor Cars, Inc. - Petitioner
Case No. 85-248-A

TIME: 10:15 A.M.

DATE: Tuesday, March 5, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 003121

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12-31-84 ACCOUNT 12-01-615-000

AMOUNT \$ 100.00

RECEIVED FROM

FOR: *T.H. for item 154 Russell Motor Cars*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: February 19, 1985
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-234-A, 85-246-A, 85-247-A, and 85-248-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NED/JGR/et

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 25, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Aaron Margolis, Esquire
505 Blaustein Building
One Charles Street, South
Baltimore, Maryland 21201

RE: Item No. 184 - Case No. 85-248-A
Russell Motor Cars, Inc.
Variance Petition

Dear Mr. Margolis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: F. Steven Russell
6700 Baltimore National Pike
Baltimore, Maryland 21228
KCW Consultants
744 Dulany Valley Court
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 12, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #184 (1984-1985)
Property Owner: Russell Motor Cars, Inc.
N/ES Balto. National Pike, 5150' N/W of
Rolling Rd.
Acre: 5.11
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 138 (1981-1982) are referred to for your consideration.

Very truly yours,

[Signature]
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:FWR:iss

Encl.

N-NE Key Sheet
3 SW 30 Pos. Sheet
SW 1 B Topo
94 Tax Map

85-248-A

March 9, 1985

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #138 (1981-1982)
Property Owner: Russell Motor Cars, Inc.
N/ES Baltimore National Pike, 5,150' N/W of
Rolling Road
Acre: 5.11 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Baltimore National Pike (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Powers Lane, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

AUG 28 1985

Item #138 (1981-1982)
Property Owner: Russel Motor Cars, Inc.
Page 2
March 9, 1982

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

(SIGNED) ROBERT A. MORTON
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:KAM:FW:iss

cc: Jack Wimbley

E-NE Key Sheet
3 SW 30 Pos. Sheet
SW 1 H Topo
94 Tax Map



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kasseoff
Administrator

January 18, 1985

Mr. A. Jablon
County Office Bldg.
Towson, Maryland 21204
Att: N. Commodari

Re: ZAC meeting 1/9/85
Item 184
Property Owner: Russel
Motor Cars Inc.
Location: NE/S Balto.
National Pike Route 40-W
5150 Ft. N/W of Rolling
Road
Existing Zoning: B.R.
Proposed Zoning: Var. to
permit a front bldg line
depth of 5 ft. in lieu of
the required 50' or
average front yard
depth of 65' to maintain
an office trailer
Acreage: 5.11
District: 1st.

Dear Mr. Commodari,

On review of the site plan of 1/14/85 and field
inspection the State Highway Administration finds the
proposed location of the office trailer outside the
SHA right of way generally acceptable.

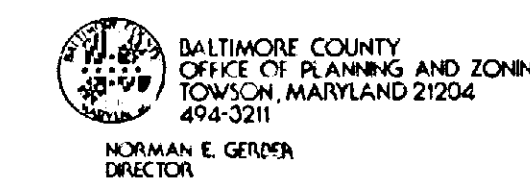
Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW/es

cc: Mr. J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3353
NORMAN E. GEFER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

1/31/85
Re: Zoning Advisory Meeting of 1/9/85
Item # 184
Property Owner: Russel Motor Cars, Inc.
Location: NE/S Baltimore National Pike
N/W of Rolling Rd.

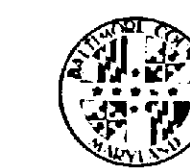
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulation.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscaping Manual.
The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- () The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Rober
Chief, Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

February 8, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 184 -ZAC Meeting of January 9, 1985
Property Owner: Russel Motor Cars, Inc.
Location: NE/S Baltimore National Pike, 5150 feet N/W of Rolling Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a front building line depth of 5 feet
in lieu of the required 50 feet or average front yard
depth of 65 feet, to maintain an office trailer.

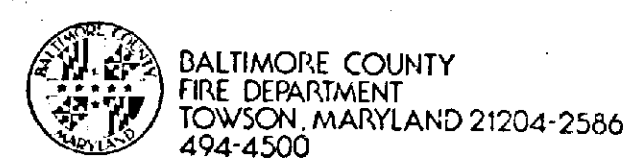
Acreage: 5.11
District: 1st

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
item numbers 184, 186, 187, 188, 189, & 190.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSE/cgm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

January 23, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Russel Motor Cars, Inc.

Location: NE/S Balto. Nat'l. Pike, 5150 ft. N/W of Rolling Road

Item No.: 184 Zoning Agenda Meeting of 1/9/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

- () 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

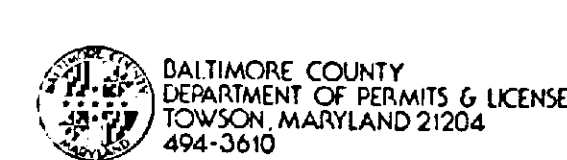
- () 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke*
Paul H. Reincke
Planning Group
Special Inspection Division

Noted and
Approved: *Kevin M. Markowitz*
Kevin M. Markowitz
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

January 17, 1985

TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Dear Mr. Jablon:

Comments on Item #184, Zoning Advisory Committee Meeting are as follows:

Property Owner: Russel Motor Cars, Inc.
Location: NE/S Baltimore National Pike, 5150 feet N/W of Rolling Road
Existing Zoning: B.R.
Proposed Zoning: variance to permit a front building line depth of 5 feet in lieu of
the required 50 feet or average front yard depth of 65 feet, to
maintain an office trailer.

Acreage: 5.11
District: 1st.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council
Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other appli-
cable Codes.

- (X) A building/ & other _____ permit shall be required before beginning construction.

- () Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/are not required. Non-reproduced seals
and signatures are required on Plans and Technical Data.

- () Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two
Family use group, of an adjacent lot line shall be of one hour fire resistive
construction, no openings permitted within 3'0" of lot lines. A fire wall is
required if construction is on the lot line, see Table 101, line 2, Section
1017 and Table 102, also Section 931.2.

SPECIAL NOTE: (X) Requested variance appears to conflict with the Baltimore County Building Code,
Section/s 621.0.

- () A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

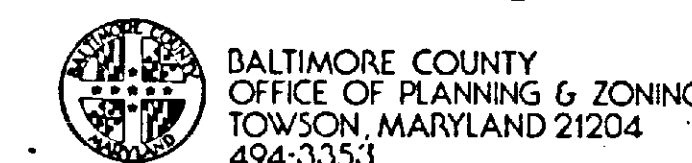
- () Before this office can comment on the above structure, please have the owner,
thru the services of a Registered in Maryland Architect or Engineer certify to
this office, that the structure for which a proposed change in use is proposed
can comply with the height/area requirements of Table 505 and the required con-
struction classification of Table 101.

- (X) Comments - Trailers or mobile units are designed as mobile units and cannot
usually meet the Building, Plumbing or Electrical Codes. They are not
designed for commercial Code Compliance. See Section 623.0. If it has been
designed to meet the Modular Building Laws of the State there will be a
State Seal on the unit.

NOTE: These comments reflect only on the information provided by the drawings sub-
mitted to the office of Planning and Zoning and are not intended to be con-
sidered as the full extent of any permit. If desired, additional information
may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,
Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CED:ms



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

April 2, 1985

Aaron Margolis, Esquire
505 Blaustein Building
One South Charles Street
Baltimore, Maryland 21201

Dear Mr. Margolis:

I have this date passed my Order in the above referenced matter in
accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMJ:esh

cc: People's Counsel

Douglas L. Kennedy, P.E.
John M. Cosarquis, L.S.
William K. Woody, L.S.

(301) 821-0852
821-0894

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
760 Fairmount Avenue
Towson Centre
Towson, Maryland 21204

December 19, 1984

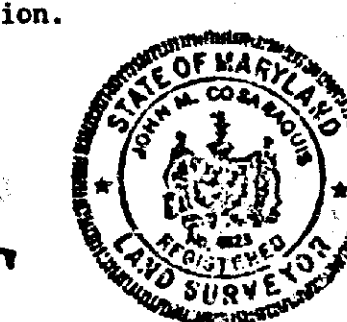
Description for Variance, part of the Toyota West, Inc.
property, No. 6700 Baltimore National Pike, 1st Election
District, Baltimore County, Maryland.

Beginning for the same at a point on the northeasterly right of way
line of the Baltimore National Pike, U.S. Route 40, 150 feet wide, at
the distance of 5,150 feet, more or less, from the corner formed by the
intersection of the northeast corner of Baltimore National Pike, U.S.
Route 40 and Rolling Road and running thence and binding on the north-
easterly right of way line of the Baltimore National Pike, as shown
on the State Roads Commission of Maryland Plat No. 2335, the two
following courses and distances, by a curve to the right with a radius
of 7,564.44 feet for a distance of 394.53 feet (the chord of said arc
being North 49° 41' 43" West 394.49 feet and North 48° 12' 04" West
196.66 feet, thence leaving the Baltimore National Pike, North 19° 16'
20" East 424.25 feet to the center of Powers Lane, 24 feet wide, running
thence and binding on the center of Powers Lane, the two following courses
and distances, South 38° 50' 50" East 258.48 feet and South 61° 22' 30"
East 329.52 feet, thence leaving Powers Lane South 18° 30' 20" West 449.87
feet to the place of beginning.

Containing 5.11 acres of land more or less.

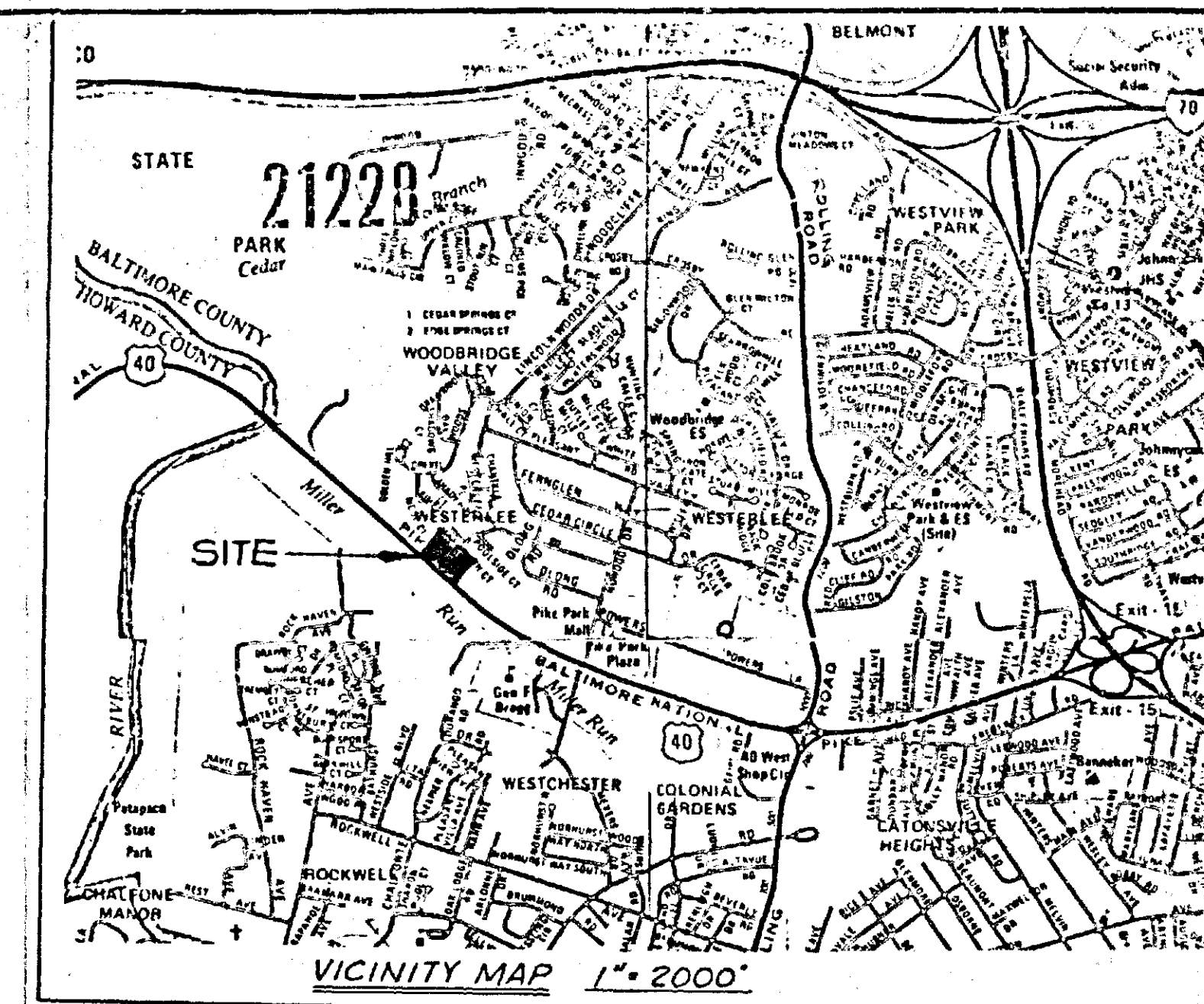
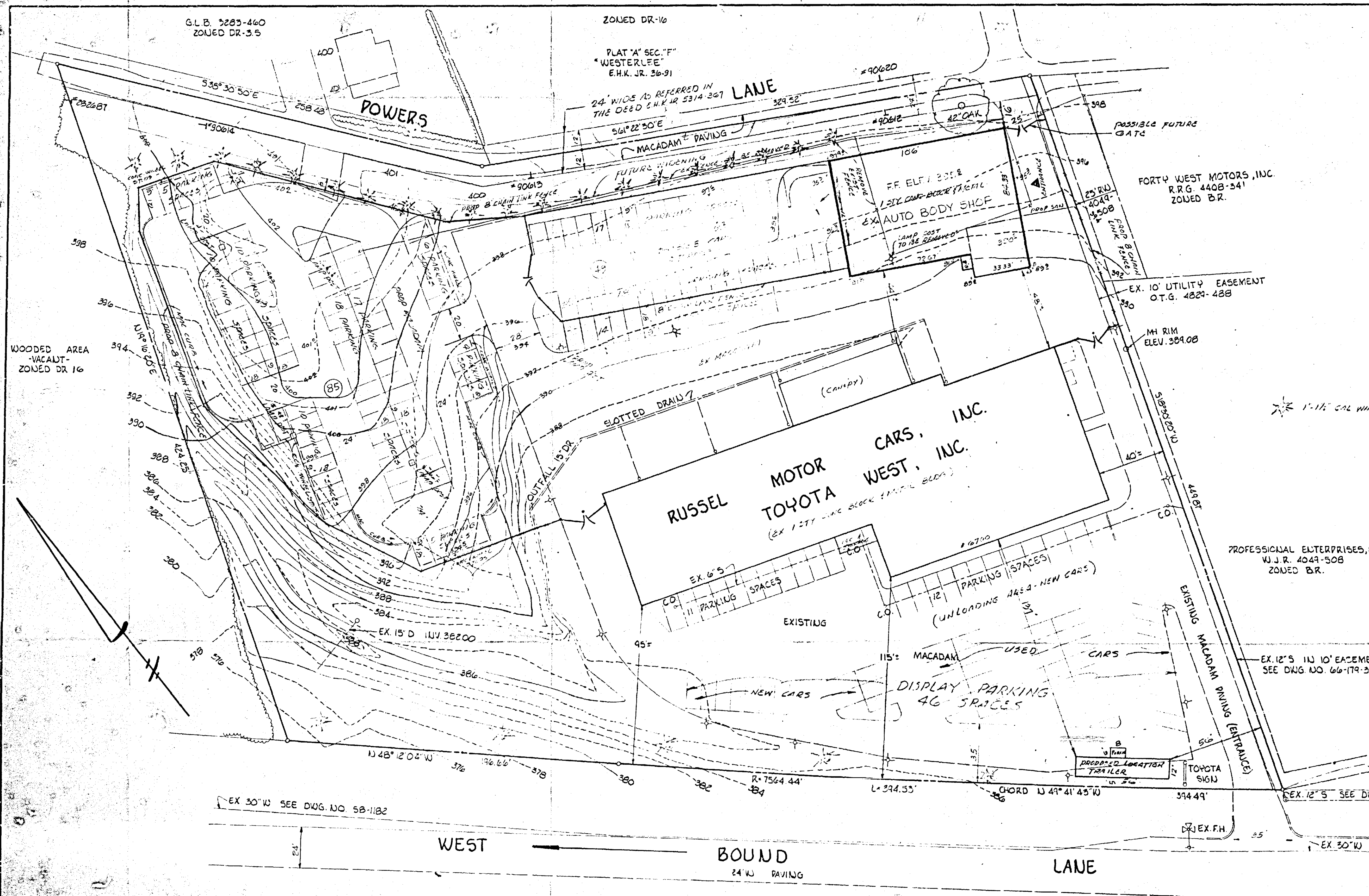
Subject to a 10 foot Utility Easement, the center line of the 10 foot

Utility Easement being the last line of this description.
(Dwg. RW 66-179-3)



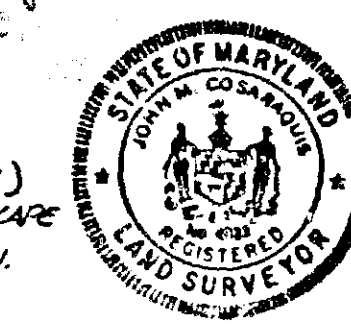
OFFICE COPY

AUG 28 1985



1. EX. ZONING : BR
 2. AREA : 5.11 Acres
 3. EXISTING BUILDING
FLOOR AREA = 23,308 sq ft
SHOW ROOM = 2,260
OFFICE = 1,507
SHOP = 20,141 } 23,308 sq ft
PARKING REQUIRED
SHOW ROOM = 2,260 ÷ 200 = 11 SPACES
OFFICE = 1,507 ÷ 200 = 8
SHOP = 20,141 ÷ 320 = 67
TOTAL PARKING REQUIRED = 86 SPACES
EXIST. BUILDING (AUTO BODY SHOP)
FLOOR AREA = 7,960 sq ft
PARKING REQUIRED : 7,960 ÷ 320 = 27 SPACES
TOTAL PARKING REQUIRED : 113 SPACES
PARKING PROVIDED
EXISTING BUILDING (22 BAYS) : 22
PROPOSED BUILDING (11 BAYS) : 8
PARKING PROVIDED : 189 SPACES
DISPLAY PARKING : 46
TOTAL PARKING PROVIDED : 235 SPACES
 4. VARIANCE GRANTED FOR AUTO BODY SHOP CASE NO. 82-253A
SIDE YARD : 16' INSTEAD OF THE REQUIRED 30'
SIDE YARD : MIN OF 44' BETWEEN BLDGS
INSTEAD OF THE REQUIRED MINIMUM OF 60'
 5. VARIANCE REQUESTED LOCATION OF TRAILER
FRONT YARD : 5' INSTEAD OF THE REQUIRED AVERAGE 65'
SECTION 238.1 (303.2 AVERAGE SETBACK)
- DEED : E.H.K. JR. 5314-367
PROPERTY NO. 16-00-000064

PLAT TO ACCOMPANY ZONING VARIANCE
6700 BALTIMORE NATIONAL PIKE
12TH ELECTION DISTRICT BALTIMORE CO., MD.
Scale: 1" = 30'
Date: January 14, 1982
APPLICANT: RUSSEL MOTOR CARS, INC.
F. STEVEN RUSSEL, VICE PRESIDENT
6700 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
(301)-733-8400



KCW CONSULTANTS
744 DULANEY VALLEY COURT
TOWSON, MARYLAND 21204
(301) 821-0852

REV 12-13-84 (ADJUST TRAILER, ETC.)
REV 6-1-82 (BODY SHOP DIMEN & LANDSCAPE)
REV 5-26-82 BODY SHOP DIMEN.